074.0	0002	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	788,700 /	788,700
USE VALUE:	788,700 /	788,700
ASSESSED:	788,700 /	788,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		MELVIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CATANZARO SANDRO N
Owner 2:	LANDI GISELLA M
Owner 3:	
Street 1:	63 MELVIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON PHILIP C -
Owner 2:	-
Street 1:	63 MELVIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,480 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1965, having primarily Wood Shingle Exterior and 2240 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9480.000	295,600		493,100	788,700
Total Card	0.218	295,600		493,100	788,700
Total Parcel	0.218	295,600		493,100	788,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.13 | /Parcel: 352.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	46747
GIS Ref	
GIS Ref	
Insp Date	10/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 074.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	295,600	0	9,480.	493,100	788,700	788,700	Year End Roll	12/18/2019
2019	101	FV	243,300	0	9,480.	493,100	736,400	736,400	Year End Roll	1/3/2019
2018	101	FV	243,300	0	9,480.	422,600	665,900	665,900	Year End Roll	12/20/2017
2017	101	FV	243,300	0	9,480.	394,500	637,800	637,800	Year End Roll	1/3/2017
2016	101	FV	243,300	0	9,480.	338,100	581,400	581,400	Year End	1/4/2016
2015	101	FV	224,300	0	9,480.	302,900	527,200	527,200	Year End Roll	12/11/2014
2014	101	FV	224,300	0	9,480.	280,400	504,700	504,700	Year End Roll	12/16/2013
2013	101	FV	224,300	0	9,480.	267,300	491,600	491,600		12/13/2012

!6198!

PRINT

Date	Time
12/10/20	21:00:03

LAST REV

Date	Time
10/16/18	10:46:56
apro	
6198	

USER DEFINED

Prior Id # 1:	46747
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON PHILIP	54079-331		12/30/2009		530,000	No	No		
TINGLEY CALVIN	31721-478		8/16/2000		300,000	No	No		
	10846-299		6/16/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2014	1471	Re-Roof	12,360					Strip and re-roof.
6/27/2001	441	Wood Dec	2,000	C				14X20 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	CC	Chris C
6/9/2009	Measured	189	PATRIOT
10/30/2000	Hearing Chag	163	PATRIOT
10/13/1999	Meas/Inspect	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9480		Sq. Ft.	Site		0	70.	0.74	4									493,081						493,100	

Total AC/HA:	0.21763	Total SF/SM:	9480	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	493,081	Spl Credit		Total:	493,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.22059011
Const Adj.:	0.99000001
Adj $ / SQ:	114.797
Other Features:	88000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428372
Depreciation:	132795
Depreciated Total:	295576

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1			HB	1		

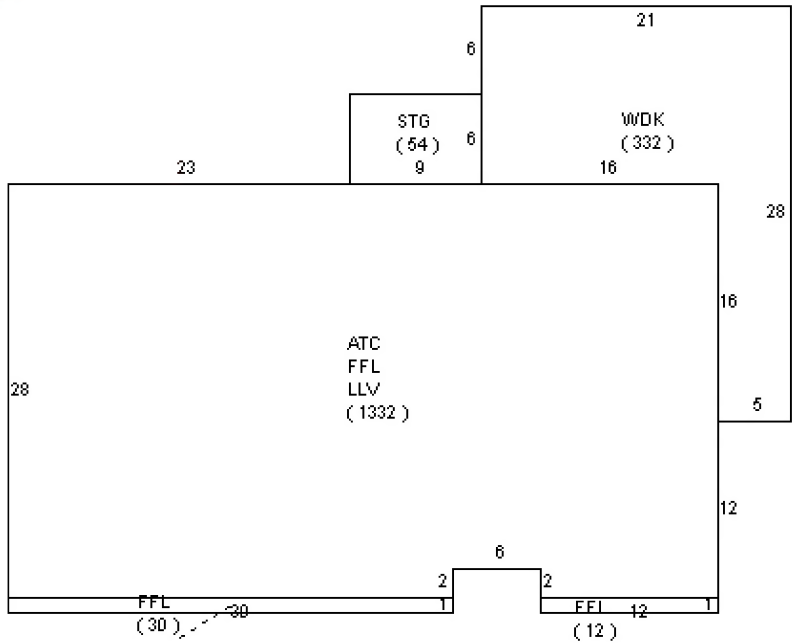
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	126.28
Special Features:	0	Val/Su Net:	83.08
Final Total:	295600	Val/Su SzAd	160.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,374	114.800	157,730
LLV	Lower Level	1,332	65.090	86,699
ATC	Attic	466	114.800	53,518
WDK	Deck	332	8.920	2,962
STG	Storage	54	9.610	519

Net Sketched Area:	3,558			Total:	301,428
Size Ad	1840.1999	Gross Are	4424	FinArea	2240

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	65	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

074.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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